

WEEKLY DEVELOPMENT REPORT

CITY OF ST. CHARLES COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

MARCH 4, 2016



DEVELOPMENT APPLICATIONS –

ZONING OR SUBDIVISION APPLICATIONS REQUIRING CITY COUNCIL AND/OR PLAN COMMISSION REVIEW OR APPROVAL

DEVELOPMENT NAME AND LOCATION	PENDING ZONING OR SUBDIVISION APPLICATIONS	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
Charlestowne Mall PUD – The Quad St. Charles Redevelopment of mall site (RC)	<ul style="list-style-type: none"> PUD Preliminary Plan 	Site & Eng. Plans Approved 3-18-14	Site & Eng. Plans Approved 4-14-14	Site & Eng. Plans Approved 5-5-14	Architectural Plans and Landscape Plans to be submitted.
Hillcroft - 1147 Geneva Rd. Four lot single family subdivision (EJ)	<ul style="list-style-type: none"> Special Use for PUD PUD Preliminary Plan 	PH held and closed, approved 11-3-15	Approved 11-9-15		Applicant to submit revised plans responding to staff plan review comments.
Lexington Club PUD North of Dean/State St, South of RR, between 5 th & 12 th Streets 107 single family lots (RC)	<ul style="list-style-type: none"> Map Amendment Special Use (PUD Amendment) PUD Preliminary Plan 	PH held and closed, Approved 3-17-15			Applicant has requested additional time before P&D Committee consideration.
Parkside Reserves 1337 Geneva Rd. Three lot townhome subdivision; 1 building, 3 townhome units (EJ)	<ul style="list-style-type: none"> Map Amendment Final Plat of Subdivision 				Revised engineering plans submitted, under review.
1224 E. Main St. Existing two-family dwelling; Potential rezoning and subdivision (EJ)	<ul style="list-style-type: none"> Concept Plan 				Received 2-24-16, under review.

GENERAL AMENDMENT APPLICATIONS - TEXT AMENDMENTS TO THE ZONING ORDINANCE

APPLICATION	APPLICATION FILED BY	PLAN COMMISSION REVIEW DATE	PLANNING & DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL ACTION DATE	STATUS
Chapter 17.18- Inclusionary Housing Make changes to Chapter 17.18 Inclusionary Housing and move the provisions to different title of the City Code (EJ)	City staff	PH held 9-22-15, closed and approved 10-20-15	Discussed and Tabled 11-9-15; Approved at Special P&D Mtg. 2-16-16	Scheduled 3-7-16	
Alcohol or Tobacco Sales Establishments Create new zoning use category (EJ)	City staff	PH scheduled 3-8-16			

FINAL PLATS OF SUBDIVISION – PLATS SUBMITTED FOR CITY COUNCIL APPROVAL AND RECORDING

DEVELOPMENT NAME AND LOCATION	PLAN COMMISSION REVIEW DATE	PLANNING AND DEVELOPMENT CMTE. REVIEW DATE	CITY COUNCIL APPROVAL DATE	FINAL PLAT RECORDING DEADLINE	STATUS
Corporate Reserve PUD Lot 8 north of Woodward Dr. 78 single family lots			Approved 1-19-16	1-19-18	Final Plat mylar to be submitted for City signatures.
Heritage Green PUD (Judd House, 309 S. 6 th Ave.) 4 apartment units in Judd House, 9 townhome units	Approved 10-6-15	Approved 10-12-15	Approved 1-19-16	1-19-18	Final Plat mylar to be submitted for City signatures.
Pheasant Run Crossing N side Main St. at Pheasant Run Dr (Hilton Garden Inn/DuPage Expo) Resubdivision of commercial lots			Approved 7-20-15	7-20-17	Final Plat recorded, original mylar to be returned to the City.

COMMERCIAL AND INDUSTRIAL BUILDING PERMIT PROJECTS -

NEW BUILDINGS, MAJOR ADDITIONS, OR SITE DEVELOPMENT PROJECTS REQUIRING ADMINISTRATIVE DESIGN REVIEW

DEVELOPMENT NAME AND LOCATION	PROJECT DESCRIPTION	STATUS
1850 Bricher Rd. Former Jaws Car Wash on Rt. 38, west of Bricher Rd.	Demolish car wash building, construct multi-tenant retail building PUD plan approved by City Council	Final inspections completed.
First Street Redevelopment Phase 3, Building 1 190 S. 1 st Street	Construct 4 story mixed use building PUD plan approved by City Council. Historic Preservation COA issued.	Permit issued. Under construction.
First Street Redevelopment Phase 3, Parking Deck 20 Illinois Street	Construct 110-space public parking deck PUD Plan approved by City Council Historic Preservation COA issued.	Permit issued for footing and foundation only. Structural plans under review by Walker Parking Consultants. Waiting for resubmittal of civil and architectural plans.
Volkswagen Dealership 4050 E. Main St. (former DuPage Expo)	Partially demolish DuPage Expo building Construct Volkswagen Dealership	Permit issued. Under construction.
CVS Store 1500 Lincoln Hwy. NW corner of 14 th St & Rt. 38	Demolish former bank building Construct CVS store with pharmacy drive-through PUD Plan approved by City Council.	Demolition permit issued. Waiting for applicant to respond to review comments on permit for new building.
Retail building at CVS store 1601 S. 14th Street.	Construct multi-tenant retail building adjacent to new CVS store PUD Plan approved by City Council.	Under review. Indemnification Agreement relating to watermain scheduled for P&D Committee on 3/14/16.
AJR Enterprises 1200 Equity Drive Kirk Rd. south of Legacy Blvd.	Construct 180,000 square foot industrial building for AJR Filtration	Permit issued. Under construction.
505 W. Main St. SW corner of 5 th & Main St. Former clock shop building	Reconstruct building for professional office use, expansion of existing parking lot.	Permit issued. Under construction.
2701 E. Main St. Former Qdoba- west of Walgreen's, east of Toyota	Dunkin Donuts with Drive-Through PUD Plan approved by City Council	Under review. Applicant needs to submit additional engineering information.
3875 E. Main St. Former TGI Friday's at East Gate Commons, SW corner of Main & Kautz Rd.	Expand building for three tenants, including Noodles & Co., a retail space, and Potbelly Sandwich Works with a drive-through PUD Plan approved by City Council.	Permit issued. Under construction.